

COMMUNITY MEETING REPORT
Petitioner: Hopper Communities, Inc.
Rezoning Petition No. 2021-233

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on February 18, 2022. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, March 1, 2022 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Bart Hopper and Clay McCullough of the Petitioner, Nick Bushon of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-233.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, April 18, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, May 3, 2022 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, May 16, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 6.52 acres and is located at the intersection of Endhaven Lane and Elm Lane. Interstate 485 is located immediately to the south of the site. Elm Lane is located to the east of the site. Megwood Drive is located to the west of the site.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is zoned R-3, which is a single family residential zoning district. The parcels to the north and west of the site are zoned R-3, and the parcels to the east of the site are zoned R-3(CD).

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-3 zoning district to the R-12 MF (CD) zoning district to accommodate the development of up to 52 single family attached (townhome) dwelling units on the site. The overall density of this development would be 8 dwelling units per acre.

John Carmichael asked Nick Bushon to review the rezoning plan. Nick Bushon stated that the site would be accessed from Endhaven Lane. The townhome units would be located internally and would be front loaded units with garages, and the garages would be accessed from the internal private streets. A 37.5 foot wide Class C buffer with a 6 foot tall privacy fence through the middle of the buffer would be established along the western boundary line of the site. An 8 foot wide planting strip and a 6 foot wide sidewalk would be installed along the site's frontage on Endhaven Lane.

John Carmichael stated that two meetings have occurred with the adjacent property owners to the west of the site to discuss the buffer and other matters. Nick Bushon briefly reviewed the buffer exhibit.

Bart Hopper then addressed the meeting. Bart Hopper shared an elevation of the townhome units that Hopper Communities is proposing for the site. Bart Hopper stated that Hopper Communities designs the units specifically to the site and the market. Bart Hopper then shared information about Hopper Communities and other projects that have been developed by Hopper Communities.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

Council Member Ed Driggs addressed the meeting and stated that the attendees could contact him with any questions relating to the rezoning process. Bart Hopper thanked Council Member Driggs for attending the meeting.

- In response to a typed question from an adjacent property owner, John Carmichael stated that the Petitioner first met with the Planning Staff to determine the Planning Staff's position on this rezoning request. The Planning Staff advised that the general development policies would support a density of 8 to 12 dwelling units per acre on this site. This plan proposes 8 dwelling units per acre on the site.
- In response to a typed question, Bart Hopper stated that the anticipated price range of the townhome units would be from \$800,000 to \$900,000, but the prices are dictated by the market.
- In response to a question concerning traffic, John Carmichael stated that the proposed development would bring more vehicular trips than the one single family home currently on the site. Bart Hopper introduced Michael Wickline, a traffic consultant with Design Resource Group.

Michael Wickline stated that the trip generation for this proposed development is well below, 85% below, the City of Charlotte's threshold for a full traffic study. Nevertheless, Bart Hopper asked him to look at the traffic that would be generated by this development, and he determined that the traffic from this development would have a very minimal impact on the current traffic in this area. John Carmichael shared a slide that contains CDOT's trip generation chart for this proposed development.

- In response to a question, John Carmichael stated that he has no knowledge of any discussions about a wall being built on the other side of Elm Lane across from the site. The attendee stated that a wall would help with the noise generated by the traffic on Elm Lane.
- An attendee asked if there was only one entrance into and out of the site. Another attendee commented on the traffic coming from Elm Lane and Johnston Road to Endhaven Lane and feels it will be more than expected due to those living and visiting the site. Both attendees mentioned that traffic backs up on Endhaven Lane at the stop light at Elm Lane and could affect those trying to turn left into the site. Nick Bushon stated that from a site plan perspective, the entrance is pushed back from the signal on Elm Lane to allow cars to stack up and access the site. Nick Bushon stated that there is no way to access the site from Elm Lane due to the topography. Nick Bushon stated that they are still working with CDOT on access to this site. Bart Hopper stated that there would only be one entrance since there would be only 52 units on the site. Michael Wickline stated that typically townhome units generate less vehicular trips than single family homes. Michael Wickline stated that a traffic count was taken at Megwood Drive, the street closest to the site. Michael Wickline stated that the traffic counts determined that the development would not cause any substantial traffic issues.
- An attendee commented that if he were living in the development, he would hope it would not be difficult to get in and out of the development and that the entrance would not be blocked due to the traffic light. Bart Hopper stated that the site is a perfect townhome site due to its walkability.
- An attendee asked if the site would be built up towards I-485. Nick Bushon stated that they would balance the site and the natural topography of the site.
- An attendee asked if the construction vehicles would be able to get in and out of the site. Bart Hopper stated that they would have access and that plenty of parking spaces would be available on the site. People would not have to park their vehicles up and down the streets.
- An attendee commented that the plan looks good to me. The attendee asked if the price range of the units would be \$800,000 to \$900,000. Bart Hopper stated to not hold him to it, but that is the expected price range. Bart Hopper stated that he feels there is a demand for this product in the area and this site is a great location for the development, as you can walk to restaurants and movies from this site.
- Michael Wickline stated that this development would bring a sidewalk to Endhaven Lane that connects to Elm Lane.
- An attendee asked if the existing house on the site would come down. Bart Hopper stated that the house would be taken down. Bart Hopper thanked the attendee for joining the webinar.
- An attendee asked if the grading of homes along the property line would be changed. Nick Bushon stated that the 37.5 foot buffer line would not change and that the development would tie into the mutual property line. Bart Hopper stated that the buffer line would not change. This attendee asked if there would be a left turn lane into the site. Nick Bushon stated that there may

be a left turn lane on Endhaven Lane into the site. That is something that they are working on with CDOT. The attendee stated his concerns about traffic backing up on Endhaven Lane without a left turn lane. Nick Bushon stated that CDOT would need to determine how the left turn lane would affect the signal at Elm Lane. Bart Hopper stated that they will do whatever CDOT tells them to do.

- Bart Hopper thanked Council Member Driggs for joining the webinar and for helping set up the prior meetings with the neighbors. Bart Hopper stated that they are working on matters relating to the 37.5 foot buffer with the neighbors.

- Council Member Driggs stated that he thinks we are in a good place, but there is some work to do.

- John Carmichael stated that if you have questions or comments after this meeting, please reach out to us.

- John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of March, 2022

Hopper Communities, Inc., Petitioner

cc: Mr. John Kinley, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US

2021-233	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-233	22322201	BARGER	ROBERT E	LISA G	BARGER	10601 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322202	COHEN	MICAH E	MELISSA GOODMAN	COHEN	10609 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322203	WEICKS JR	FRANK J	REBECCA L	WEICKS	10617 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322204	VON HOLLE	CHARLES J	LISA R	VON HOLLE	10701 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322205	RINE	JOSHUA L	REBECCA L	RINE	10709 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322206	SHI	MING		BAIYI CHEN	10717 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322292	BOLL	JAMES R	MEREDITH A	BOLL	10700 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322293	KAMINSKI	ROBERT L	BERYL J	KAMINSKI	10616 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322294	ZULLO	TODD N	SHANNA	ZULLO	10607 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322295	PRIETO	MARTIN GUILLERMO	SONIA D	SALGADO	10600 MEGWOOD DR		CHARLOTTE	NC	28277
2021-233	22322296	NIVEN	SARAH C			6121 ENDHAVEN LN		CHARLOTTE	NC	28277
2021-233	22338238	TROGDON	RAYMOND DANIEL		NILGUN BELENTEPE	10230 CREEK DALE LN		CHARLOTTE	NC	28277
2021-233	22338239	GRUNE	PATRICK J	SHAMEEZA A	GRUNE	10234 CREEK DALE LN		CHARLOTTE	NC	28277
2021-233	22338240	BISHOP-MANTON	JOEY			10236 CREEK DALE LN		CHARLOTTE	NC	28277
2021-233	22338241	SAVOIA	ENRICO	LUCILA	SAVOIA	10235 CREEK DALE LN		CHARLOTTE	NC	28277
2021-233	22338242	STALCUP	CHRIS	RONALD F	STALCUP	10231 CREEK DALE LN		CHARLOTTE	NC	28277
2021-233	22338243	FOESCH	MICHAEL ANTHONY	ANGELA HELMS	FOESCH	10221 CREEK DALE LN		CHARLOTTE	NC	28277
2021-233	22338244	BADINO	MICHAEL L	HEATHER S	BADINO	6003 DOMINION PL		CHARLOTTE	NC	28277
2021-233	22338245	WELTZ	AARON	SARA	WELTZ	6000 DOMINION PL		CHARLOTTE	NC	28277
2021-233	22338246	WADDELL	ROBERT B	PHYLLIS G	WADDELL	6010 DOMINION PL		CHARLOTTE	NC	28277
2021-233	22338252	GLUCKMAN	ANDREW			208 PARKROYALE LN		CARY	NC	27519
2021-233	22338253	FRICK	E DAVID JR		JAN MARIE PORTER-FRICK	10214 WILD WILLOW LN		CHARLOTTE	NC	28277
2021-233	22338254	BERRIOS	VANNESSA	ANIBAL TOMAS	PRESTAMO-AGUILO	10218 WILD WILLOW LN		CHARLOTTE	NC	28277
2021-233	22338298	WHITE OAK HOMEOWNERS ASSOC				PO BOX 471282		CHARLOTTE	NC	28247
2021-233	22546251	AGARWAL	MAHESH KUMAR	SHAKUNTALA	AGARWAL	5540 PIPER GLEN DR		CHARLOTTE	NC	28277
2021-233	22546252	LOVRETIN	SYLVIA M	SYLVIA M LOVRETIN LIVING	TRUST	5536 PIPER GLEN LN		CHARLOTTE	NC	28277
2021-233	22546253	ABBASY	FARAN	AFSANEH	EMAMI	5530 PIPER GLEN DR		CHARLOTTE	NC	28227
2021-233	22546254	ALLEYNE	WILLIAM F II		CHERYL D COURTLANDT	5524 PIPER GLEN DR		CHARLOTTE	NC	28277
2021-233	22546255	BRAZELL	RANDALL SCOTT		PATRICIA CARPENTER	5518 PIPER GLEN DR		CHARLOTTE	NC	28277
2021-233	22546256	TAYLOR	ROBERT B	JENNIFER G	TAYLOR	5514 PIPER GLEN DR		CHARLOTTE	NC	28277
2021-233	22546257	PECK	ROSALIA GRISANTI			5508 PIPER GLEN DR		CHARLOTTE	NC	28277
2021-233	22546298	ABBASY	FARAN	AFSANEH	EMAMI	5530 PIPER GLEN DR		CHARLOTTE	NC	28227

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED.

2021-233	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-233	Balmoral Park	Steve	Mathias	9039 Cambridge Green Dr		Charlotte	NC	28277
2021-233	Balmoral Park Homeowners Association, Inc.	Steve	Mathias	9039 Cambridge Green Dr.		Charlotte	NC	28277
2021-233	Belmont Tenant Organization	Linda	Ramsey	11510 N Community House Rd		Charlotte	NC	28277
2021-233	Charlotte Village Network	John	Reiter	9014 Roseton Lane		Charlotte	NC	28277
2021-233	Kuykendall Road Homeowners Association	Dave	Gilman	9223 Hollybush Ln		Charlotte	NC	28277
2021-233	Olde Savannah Homeowners Association	Georgia	Littlefield	10505 Orchid Hill Ln		Charlotte	NC	28277
2021-233	Plaza Park Drive	Sandy	Poteat	7912 Willows Pond Ct		Charlotte	NC	28277
2021-233	South Gate Commons	Tenessa	Moore	8419 Southgate Commons Dr		Charlotte	NC	28277
2021-233	Southpark Coalition	Jeff	Pease	9026 Scotch Heather Wy		Charlotte	NC	28277
2021-233	Toby Creek Alliance	Don	Boekelheide	11426 Olde Saint Andrews Ct		Charlotte	NC	28277
2021-233	Touchstone	Dennis	Slade	6347 south point dr		Charlotte	NC	28277
2021-233	Village of Troon Homeowners Association	Bill	Gardner	11334 Olde Turnbury Ct.		Charlotte	NC	28277
2021-233	Westerly Hills Neighborhood Association	Martha	Taylor	6018 Hickory Forest Dr		Charlotte	NC	28277
2021-233	White Oak Homeowners Association	Larry	Chue	9901 Tealridge Ln		Charlotte	NC	28277

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2021-233** filed by Hopper Communities to request the rezoning of an approximately 6.52 acre site located on the south side of Endhaven Lane at the intersection of Endhaven Lane and Elm Lane

Date and Time of Meeting: Tuesday, March 1, 2022 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Hopper Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 6.52 acre site located on the south side of Endhaven Lane at the intersection of Endhaven Lane and Elm Lane from the R-3 zoning district to the R-12 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a maximum of 52 single family attached (townhome) dwelling units on the site.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, March 1, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-233), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-233.aspx>. You can also continue to contact us with questions after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Ed Driggs, Charlotte City Council District 7 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: February 18, 2022

EXHIBIT B

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest	Recording Consent	In Waiting Room
John Carmichael	jcarmichael@robinsonbradshaw.com	3/1/2022 17:57	3/1/2022 19:20	83	No		No
Nina Speed	nspeed@robinsonbradshaw.com	3/1/2022 18:14	3/1/2022 19:20	66	No		No
Clay Mccullough	cmccullough@hoppercommunities.com	3/1/2022 18:17	3/1/2022 19:20	63	Yes		No
Nick Bushon	nick@drgrp.com	3/1/2022 18:29	3/1/2022 19:20	51	Yes	Y	No
Nick Bushon	nick@drgrp.com	3/1/2022 18:30	3/1/2022 19:20	51	Yes		No
Nick Bushon	nick@drgrp.com	3/1/2022 18:30	3/1/2022 19:20	50	Yes	Y	No
Heather Badino		3/1/2022 18:30	3/1/2022 19:00	31	Yes	Y	No
Robert		3/1/2022 18:30	3/1/2022 19:17	48	Yes	Y	No
Ed Driggs		3/1/2022 18:30	3/1/2022 19:19	50	Yes		No
Charles		3/1/2022 18:30	3/1/2022 19:20	50	Yes		No
Bob		3/1/2022 18:30	3/1/2022 19:20	50	Yes		No
Ronald Stalcup		3/1/2022 18:30	3/1/2022 19:18	48	Yes		No
andrew gluckman		3/1/2022 18:30	3/1/2022 19:20	50	Yes		No
Chris Hatton		3/1/2022 18:30	3/1/2022 19:19	49	Yes		No
	736340	3/1/2022 18:30	3/1/2022 18:52	22	Yes	Y	No
Bart Hopper	bhopper@hoppercommunities.com	3/1/2022 18:30	3/1/2022 19:20	50	Yes		No
Melissa Cohen		3/1/2022 18:31	3/1/2022 19:20	49	Yes		No
Barger		3/1/2022 18:33	3/1/2022 19:20	47	Yes		No
Peter		3/1/2022 18:34	3/1/2022 18:43	9	Yes		No
Peter Charles Clement		3/1/2022 18:38	3/1/2022 19:21	43	Yes		No
	736340	3/1/2022 18:52	3/1/2022 19:19	28	Yes		No

EXHIBIT C

Rezoning Petition No. 2021-233

Hopper Communities, Inc., Petitioner

Community Meeting

March 1, 2022

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

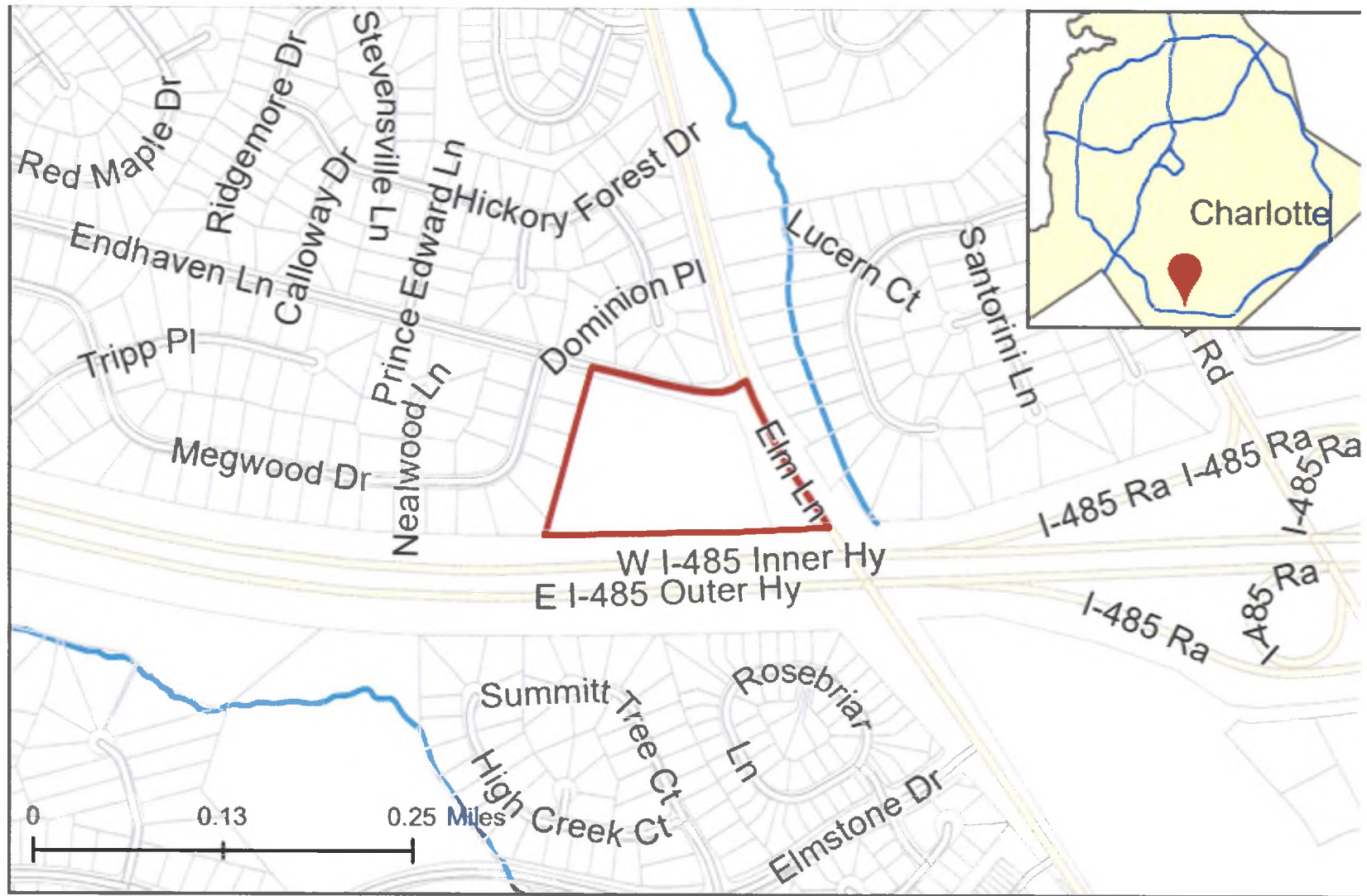
Rezoning Team

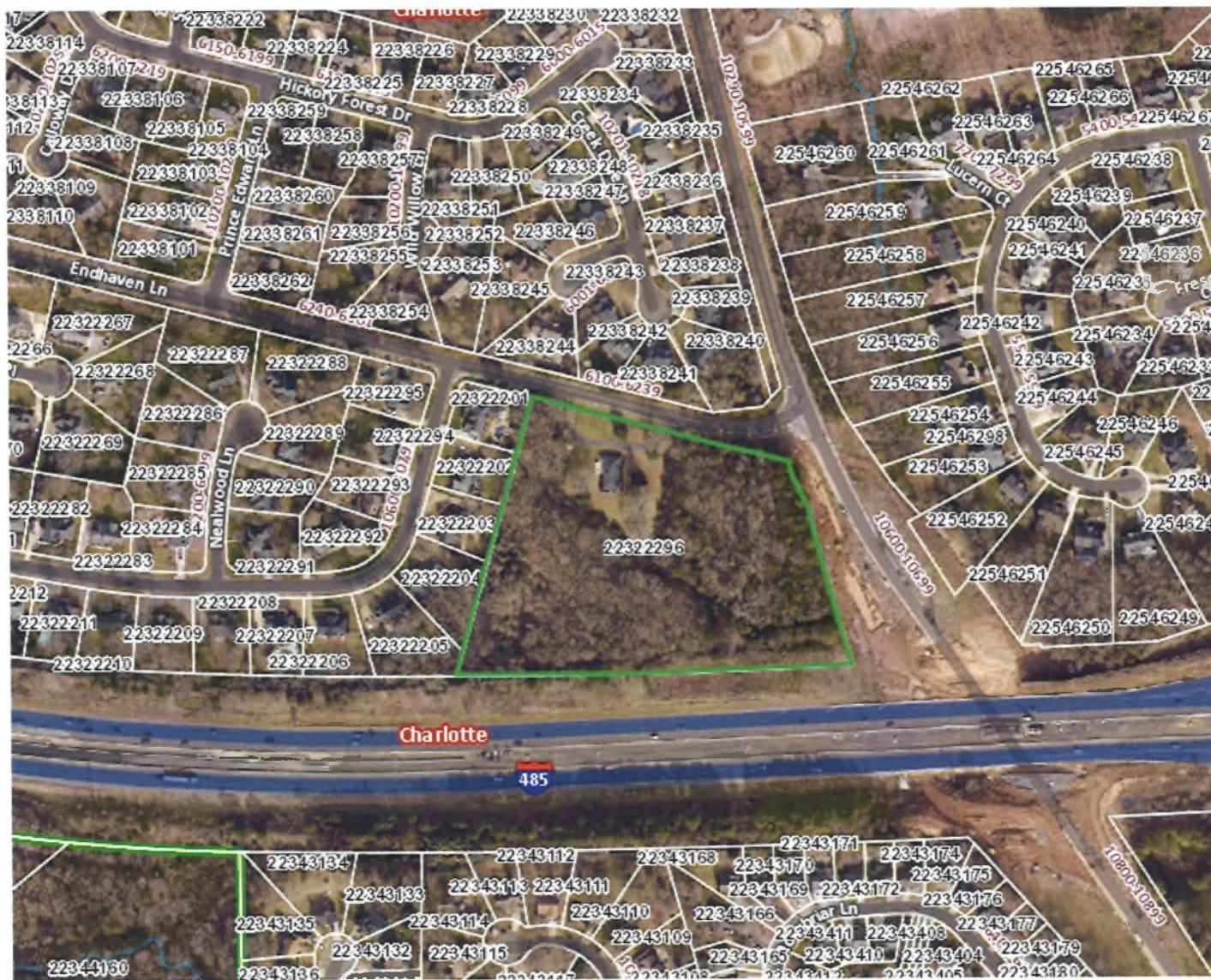
- Bart Hopper, Hopper Communities
- Clay McCullough, Hopper Communities
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, April 18, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, May 3, 2022 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, May 16, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 6.52 Acres

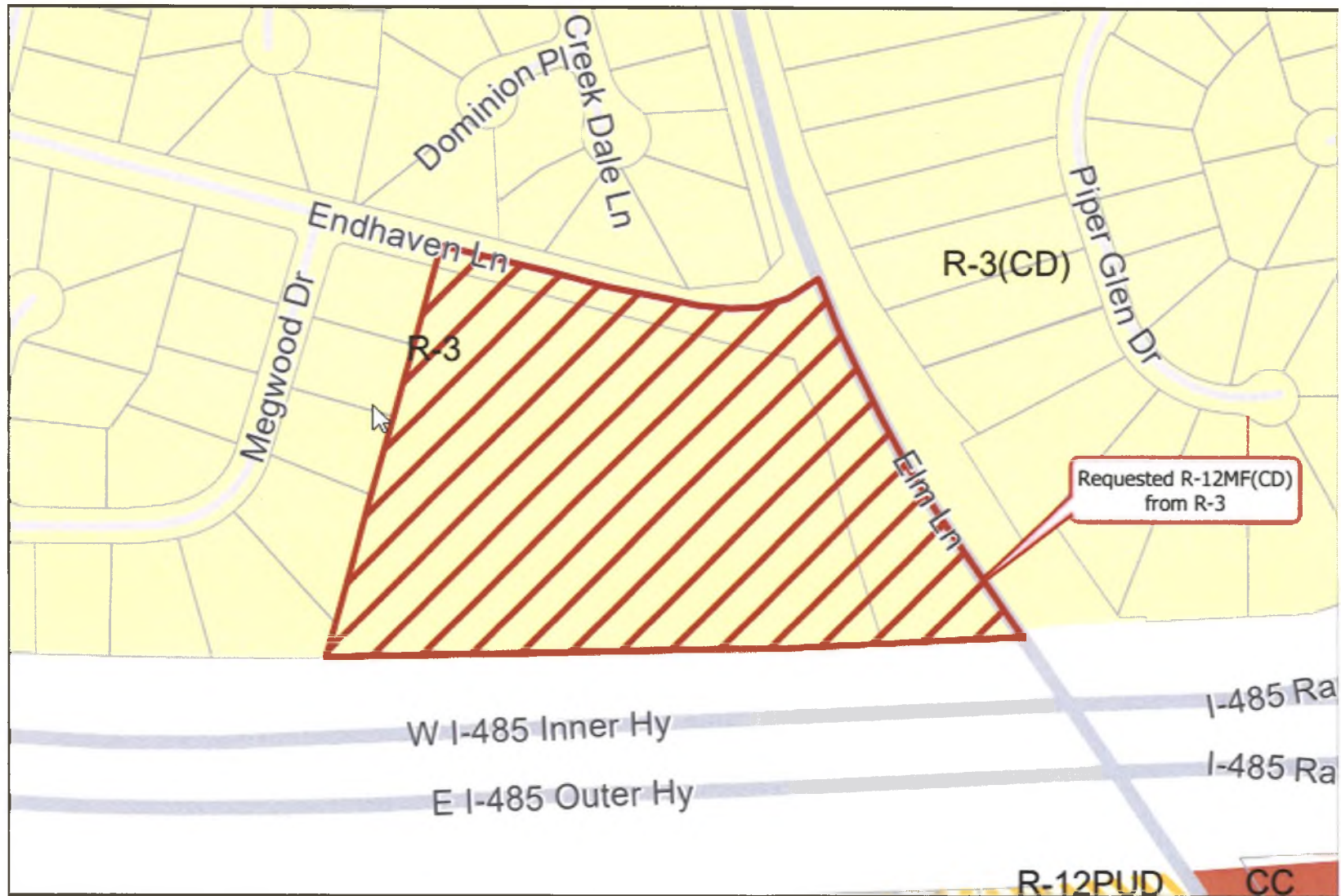


[illegible]

Site



Current Zoning of the Site and Surrounding Parcels





Rezoning Request

- Requesting that the site be rezoned from the R-3 zoning district to the R-12 MF (CD) zoning district to accommodate the development of up to 52 single family attached (townhome) dwelling units on the site



Rezoning Plan



SITE DATA

ZONING:	R-12 MF
SITE AREA:	±6.52 ACRES
PROPOSED UNITS:	52 UNITS

I-485

ENDHAVEN AND ELM TOWNS
CHARLOTTE, NC

HOPPER COMMUNITIES

1816 CLEVELAND AVE
CHARLOTTE, NC 28203
704.605.4803

BUFFER
PLANTING
EXHIBIT

SCALE: 1" = 50'

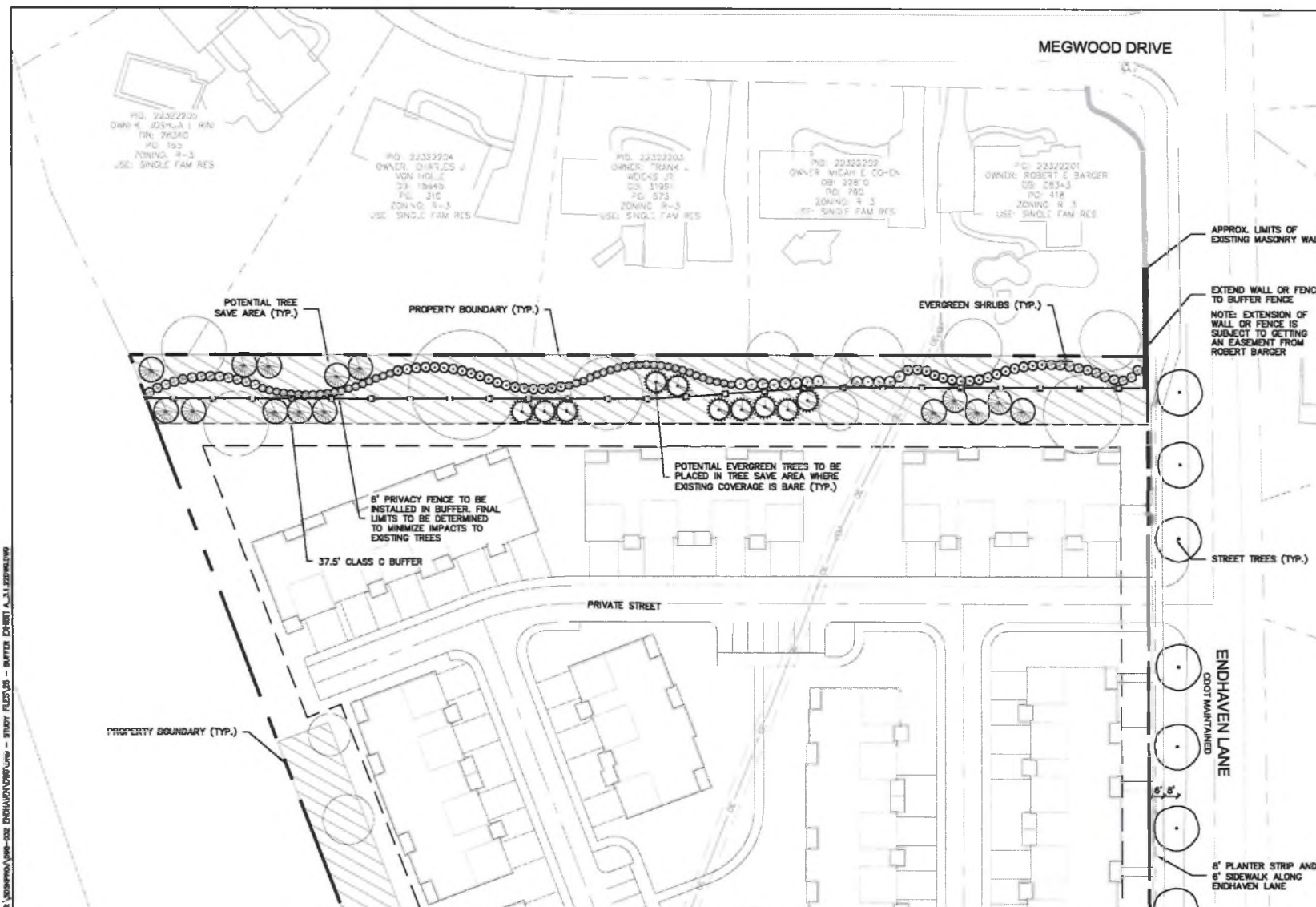
PROJECT #: 505-032

DATE: 03/01/22

MARCH 1, 2022

REVISIONS:

EXHIBIT





ENDHAVEN AND ELM TOWNS
 CHARLOTTE, NC

HOPPER COMMUNITIES
 1616 CLEVELAND AVE
 CHARLOTTE, NC 28203
 704.865.4803

BUFFER
PLANTING
EXHIBIT

SCALE: 1" = 50'

PROJECT # 2020-0027
 DRAWN BY J. BARKER
 CHECKED BY J. BARKER

FEBRUARY 28, 2022

REVISIONS

EXHIBIT



Proposed Townhomes





Hopper Communities

Who is Hopper Communities?

- Hopper Communities was established in 2007. Founder, Bart Hopper, has been developing commercial, retail, and residential real estate for 25+ years.
- Hopper Communities is a development company specializing in designing and creating residential neighborhoods.
- Offices and projects in Charlotte, NC, Raleigh/Durham, NC, Charleston, SC, and Austin, TX.
- Mission is to leave a positive imprint on communities and deliver lasting value to homeowners.

PROJECTS IN CHARLOTTE



SouthPoint at South End Ph 1

Built out 2018

Total Units 53 townhomes

Unit Sq ft 1,300-2,100

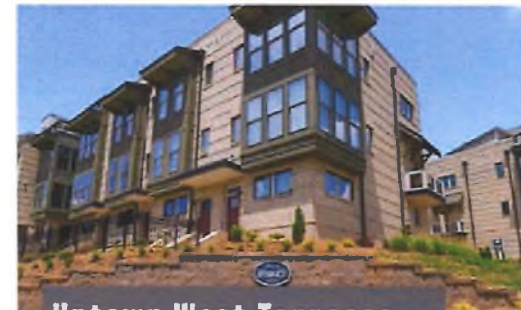


Grandin Heights

Built out Early 2019

Total Units 47 townhomes

Unit Sq ft 1,300-2,600



Uptown West Terraces

Built out Late 2020

Total Units 74 townhomes

Unit Sq ft 1,300-2,100

SouthPoint at South End Ph 2

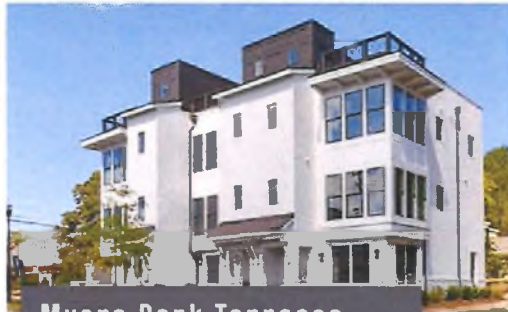
Built out early 2020

Total Units 33 townhomes

Unit Sq ft 1,300-2,100

**#1 BUILDER IN THE
INFILL CHARLOTTE AREA**

PROJECTS IN CHARLOTTE



Myers Park Terraces

Built out 2021

Total Units

6 townhomes

Unit Sq ft

2,100



Elm Terraces

Under Construction (4 of 5 buildings completed)

Total Units

20 townhomes

Unit Sq ft

2,233-2,575



South End Terraces Ph 1

Built out 2021

Total Units

10 townhomes

Unit Sq ft

1,350-1,619

Hopper Communities has built and closed on more townhomes within 5 miles of center city than any other builder since 2015.

342 UNITS
BUILT

276 UNITS
SOLD/CLOSED

South End Terraces Ph 2

Under Construction

Total Units

20 townhomes

Unit Sq ft

1,350-1,619



HOPPER
COMMUNITIES

PROJECTS IN CHARLOTTE



Bryant Park Terraces

Under Construction

Total Units 52 townhomes

Unit Sq ft 1,350-2,300



The Nolen

Under Construction

Total Units 27 townhomes

Unit Sq ft 2,150-2,800



LoSo Terraces

Under Construction

Total Units 87

Unit Sq ft 1,300-2,100





20 TOWNHOMES ON ELM LANE



27 TOWNHOMES IN MYERS PARK

Trip Generation Per CDOT

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	1 Dwelling	10	Tax Record
Entitlement with Current Zoning	Single Family (R-3, 6.52 acres)	19 Dwellings	230	General Guidance from Planning
Proposed Zoning	Townhomes (R-12MF, 6.52 acres)	52 Dwellings	355	Site Plan: 9-24-21